



# Leduc Alberta

\$335,000

Welcome to this charming bi-level in Leduc's Tribute neighbourhood! Step inside to a bright living room featuring a cozy fireplace, bay window and beautiful hardwood floors. The inviting kitchen offers white cabinetry, a farmhouse sink, pantry and adjoining dining area, perfect for everyday living. Two bedrooms and a full bathroom complete the main floor, accented by hardwood and vinyl tile flooring. Downstairs offers even more possibilities with a second kitchen, comfortable family room with warm wood ceiling, two additional bedrooms, and a 4 piece bathroom! Vinyl flooring adds practicality throughout the lower living areas. Enjoy peace of mind with a NEW furnace and A/C (2025) and HWT (2022). Whether you're a first-time buyer, growing family or investor, this versatile home offers space, comfort and opportunity in a welcoming neighbourhood located right across from the Elks Community Park! (id:6769)

Family room 3.42 m X 4 m

Bedroom 3 2.8 m X 4 m

Utility room 2.8 m X 2.71 m

Second Kitchen 3.41 m X 4.47 m

Living room 3.34 m X 5.16 m

Dining room 2.88 m X 3.08 m

Kitchen 2.88 m X 3.58 m

Primary Bedroom 3.34 m X 4.47 m

Bedroom 2 2.88 m X 3.01 m

Pantry 1.18 m X 1.19 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

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